PROGRAM EVALUATION DIVISION
CANADA MORTGAGE AND HOUSING CORPORATION
NATIONAL OFFICE
682 MONTREAL ROAD
OTTAWA, ONTARIO K1A 0P7

EVALUATION OF THE RURAL AND NATIVE HOUSING PROGRAM
PHYSICAL CONDITION SURVEY

CONFIDENTIAL WHEN COMPLETED

INSTRUCTIONS: (LOCATION OR DIRECTIONS):

NAME OF OCCUPANT AND UNIT ADDRESS: _____
(ATTACH ADDRESS STICKER)

_____

_____

PLEASE CORRECT THE ABOVE INFORMATION IF INCORRECT:

NAME OF OCCUPANT: _____

UNIT ADDRESS: _____

_____

OCCUPANT TELEPHONE # ( ) _____

DOES THIS UNIT HAVE AN IMMEDIATE THREAT TO HEALTH OR SAFETY? YES [ ] NO [ ]

WAS THE OCCUPANT NOTIFIED? YES [ ] NO [ ]

PLEASE PROVIDE THE FOLLOWING INFORMATION:

INSPECTOR NAME: _____

INSPECTOR EMPLOYEE # _____/ BRANCH ID #_____

DATE COMPLETED: _____/_____
DAY MONTH

GROUND SNOW COVERED: YES [ ] NO [ ]

TIME REQUIRED FOR INSPECTION: _____ HR(S) _____MINS
(DO NOT INCLUDE TRAVEL TIME
INCLUDE ALL ON-SITE TIME TO
COMPLETE INSPECTION AND FORM)

NOTE: THE INFORMATION IN THIS QUESTIONNAIRE HAS BEEN COLLECTED FOR STATISTICAL PURPOSES BASED ON A RANDOM SAMPLE OF UNITS AND SHOULD NOT BE USED TO MAKE INFERENCES ABOUT THE REPAIR AND REPLACEMENT NEEDS OF THIS UNIT OR OF THE RNH STOCK.

UNIT CHARACTERISTICS

PLEASE PROVIDE THE FOLLOWING DESCRIPTIVE INFORMATION ON THE UNIT TO BE INSPECTED:

1.A) TYPE OF UNIT:

- ☐ SINGLE-DETACHED
- ☐ SEMI-DETACHED
- ☐ ROW UNIT
- ☐ MOBILE
- ☐ APARTMENT BLOCK
- ☐ OTHER SPECIFY: _____

B) GENERAL CONSTRUCTION METHOD:

- ☐ STICK BUILT
- ☐ PANELIZED/MODULAR
- ☐ MOBILE
- ☐ LOG
- ☐ OTHER SPECIFY: _____

2.A) LAYOUT OF UNIT (CHECK ONE):

- ☐ BUNGALOW
- ☐ BI-LEVEL
- ☐ TWO STOREY
- ☐ OTHER SPECIFY: _____

B) UNIT LIVABLE FLOOR AREA:

APPROXIMATELY _____ m^2

C) NUMBER OF BEDROOMS:

- ☐ DESIGNED
- ☐ ROOMS USED AS BEDROOMS

D) NUMBER OF BATHROOMS:

- ☐ 2 PIECE (TOILET,SINK)
- ☐ 3 PIECE (TOILET, SINK, TUB OR SHOWER)
- ☐ 4 PIECE (TOILET, SINK, TUB AND SHOWER)

3. TRANSPORTATION ACCESS TO UNIT: (CHECK AVAILABLE ACCESS)

	SUMMER	WINTER
ROAD	☐	☐
WATER	☐	☐
AIR ONLY	☐	☐

4. SITE:

- ☐ ISOLATED
- ☐ IN CLUSTER
- ☐ IN SUBDIVISION
- ☐ ON ROAD STRIP

5. SERVICES (CHECK ONE OR MORE FOR EACH SERVICE)

A) TELEPHONE:

- ☐ YES
- ☐ NO, NOT AVAILABLE
- ☐ NO, OCCUPANT'S CHOICE
- ☐ OTHER SPECIFY: _____

B) WATER SUPPLY: SOURCE

- ☐ MUNICIPAL SYSTEM
- ☐ WELL/PRESSURIZED SYSTEM
- ☐ CHECK IF SUBMERSIBLE PUMP
- ☐ HOLDING TANK
- ☐ NONE
- ☐ OTHER SPECIFY: _____

WATER TREATMENT SYSTEM:

- ☐ NO
- ☐ YES

IF YES, IS SYSTEM BEING USED?

- ☐ YES
- ☐ NO

HOT WATER TANK:

- ☐ INDIVIDUAL
- ☐ COMMON (SERVING _____ UNITS)
- ☐ NONE

SIZE OF TANK: _____ LITRES

WATER HEATING FUEL:

- ☐ OIL
- ☐ PIPED NATURAL GAS
- ☐ PROPANE
- ☐ ELECTRICITY
- ☐ WOOD
- ☐ OTHER SPECIFY: _____

SUPPLY PIPING:

- ☐ COPPER
- ☐ FERROUS
- ☐ PLASTIC

5. SERVICES (CHECK ONE OR MORE FOR EACH SERVICE) (CONT'D)

C) SEWERAGE:

- SEPTIC FIELD ☐
- HOLDING TANK ☐
- MUNICIPAL SYSTEM ☐
- PIT PRIVY ☐
- NONE ☐
- OTHER ☐
  SPECIFY: _____

WASTE PIPING:

- COPPER ☐
- FERROUS ☐
- PLASTIC ☐
- CAST ☐

SUMP PUMP:

- YES ☐
- NO ☐

D) ELECTRICITY/SOURCE:

- PROVINCIAL/ TERRITORIAL NETWORK ☐
- LOCAL GENERATOR ☐
- NONE ☐
- OTHER ☐
  SPECIFY: _____

AMPERAGE:

- 15A ☐
- 60A ☐
- 100A ☐
- 200A ☐
- OTHER ☐
  SPECIFY: _____

E) HEATING/FUEL:

- OIL ☐
- WOOD ☐
- ELECTRICITY ☐
- PIPED NATURAL GAS ☐
- PROPANE ☐
- OTHER ☐
  SPECIFY: _____

CHECK HERE IF COMBINATION FURNACE:

- YES ☐

6. TYPES OF CONSTRUCTION SYSTEMS/BUILDING EXTERIOR (CHECK ALL THAT APPLY):

A) FOUNDATION/TYPE

- FULL BASEMENT ☐
- PARTIAL ☐
- SLAB ☐
- CRAWL SPACE ☐
- PADS ☐
- OTHER ☐
  SPECIFY: _____

MATERIAL:

- POURED CONCRETE ☐
- CONCRETE BLOCKS ☐
- WOOD - TREATED ☐
- WOOD - UNTREATED ☐
- OTHER ☐
  SPECIFY: _____

BASEMENT INSULATION:

- BATT ☐
- LOOSE FILL ☐
- RIGID ☐
- NONE ☐
- OTHER ☐
  SPECIFY: _____

VAPOUR BARRIER:

- POLY ☐
- PAPER ☐
- BATT BACKING ☐
- NONE ☐

BASEMENT INSULATION/VAPOUR BARRIER:

- OBSERVED ☐
- ASSUMED ☐

6. TYPES OF CONSTRUCTION SYSTEMS (CHECK ALL THAT APPLY) (CONT'D)

B) EXTERIOR WALLS/FINISHES:

- ☐ MASONRY VENEER
- ☐ WOOD SIDING
- ☐ FIBREBOARD SIDING
- ☐ ALUMINIUM SIDING
- ☐ VINYL SIDING
- ☐ STUCCO
- ☐ OTHER
  SPECIFY: _____

FRAME OR BACK-UP WALL:

- ☐ WOOD STUD
- ☐ STEEL STUD
- ☐ CONCRETE BLOCK
- ☐ LOG
- ☐ OTHER
  SPECIFY: _____

WALL INSULATION:

- ☐ BATT
- ☐ LOOSE FILL
- ☐ RIGID
- ☐ NONE
- ☐ OTHER
  SPECIFY: _____

VAPOUR BARRIER:

- ☐ POLY
- ☐ PAPER
- ☐ BATT BACKING
- ☐ NONE

WALL INSULATION/VAPOUR BARRIER:

- ☐ OBSERVED
- ☐ ASSUMED

C) WINDOWS/TYPE
(CHECK PREDOMINANT TYPE)

- ☐ CASEMENT/AWNING
- ☐ HORIZONTAL SLIDING
- ☐ VERTICAL SLIDING
- ☐ FIXED OR SEALED
- ☐ OTHER
  SPECIFY: _____

MATERIAL:

- ☐ ALUMINIUM
- ☐ WOOD
- ☐ VINYL
- ☐ STEEL
- ☐ OTHER
  SPECIFY: _____

GLAZING:

- ☐ SINGLE
- ☐ DOUBLE
- ☐ TRIPLE

D) ROOF/TYPE:

- ☐ WOOD-FRAME/PITCHED
- ☐ WOOD-FRAME/FLAT
- ☐ OTHER
  SPECIFY: _____

COVERING:

- ☐ WOOD SHINGLES
- ☐ ASPHALT SHINGLES
- ☐ BUILT-UP CONVENTIONAL ROOFING
- ☐ ROLL ROOFING
- ☐ METAL
- ☐ OTHER
  SPECIFY: _____

INSULATION:

- ☐ BATT
- ☐ LOOSE FILL
- ☐ RIGID
- ☐ NONE
- ☐ OTHER
  SPECIFY: _____

VAPOUR BARRIER:

- ☐ POLY
- ☐ PAPER
- ☐ BATT BACKING
- ☐ NONE

ATTIC VENTILATION:

- ☐ RIDGE VENTS
- ☐ SOFFIT VENTS
- ☐ TURBINE (NON-POWERED)
- ☐ TURBINE (POWERED)
- ☐ GABLE END VENTS

ROOF INSULATION/VAPOUR BARRIER:

- ☐ OBSERVED
- ☐ ASSUMED

6. TYPES OF CONSTRUCTION SYSTEMS (CHECK ALL THAT APPLY) (CONT'D)

E) BUILDING INTERIOR - MAIN LIVING AREA

FLOOR FINISHES:

- ☐ CARPET
- ☐ RESILIENT FLOORING
- ☐ CERAMIC TILE
- ☐ VA TILE
- ☐ HARDWOOD
- ☐ OTHER
  SPECIFY: _____

WALL FINISHES:

- ☐ DRYWALL
- ☐ PAINT ONLY ON CONCRETE OR BLOCKWORK
- ☐ CERAMIC TILE
- ☐ WOOD WALL PANELLING/HARDBOARD
- ☐ PLYWOOD
- ☐ OTHER
  SPECIFY: _____

CEILING FINISHES:

- ☐ DRYWALL
- ☐ DRYWALL & TEXTURED FINISH
- ☐ ACOUSTIC TILE
- ☐ OTHER
  SPECIFY: _____

7. MAJOR ADDITIONS/ALTERATIONS/DELETIONS:

EXTERNAL:

- ☐ PORCH
- ☐ ADDED LIVING SPACE
- ☐ ADDED STORAGE SPACE
- ☐ ADDED GARAGE
- ☐ OTHER
  SPECIFY: _____

INTERNAL:

- ☐ FINISHED BASEMENT
- ☐ CONVERTED ROOMS
- ☐ ADDED BATHROOM
- ☐ ADDED STORAGE
- ☐ OTHER
  SPECIFY: _____

OTHER ADDITIONS/DELETIONS:

- ☐ STRUCTURE
  SPECIFY: _____
- ☐ HEATING
  SPECIFY: _____
- ☐ ELECTRICAL
  SPECIFY: _____
- ☐ PLUMBING
  SPECIFY: _____

BUILDING EXTERIOR

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS						INSTRUCTIONS
		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
1	EXTERIOR WALLS							
1.1	EXTERIOR FINISHES (MASONRY)	1	Clean-down	m^2				In the case of semi-detached and row buildings. The inspection should be limited to the portion associated with the unit sampled for inspection. On some buildings, failure of the wall ties has resulted in masonry veneer not being adequately tied to the frame or back-up wall. In such cases, the brickwork must be rebuilt. Moisture damage in wood frame structures can include: rotting of the wood frame, sheathing and siding; delamination and distortion of fibreboard and wood siding; and damage to paint and other finishes. Stucco may buckle or become loose from its backing where poor bonding or reinforcement conditions exist. These conditions must be remedied before new stucco is applied. As frame and back-up walls are not visible, conclusions on their need for repair are dependent upon defects being reflected in the condition of interior and exterior finishes. If severe problems exist, these might be known by the occupant.
		2	Re-point	m^2				
		3	Re-build veneer using existing bricks	m^2				
		4	Re-build veneer using new bricks	m^2				
		0	Other	- -				
		8	No action required	- -	-	-	-	
1.2	EXTERIOR FINISHES (SIDING)	1	Repair and adjust siding	m^2				
		2	Replace siding	m^2				
		3	Paint or stain siding	m^2				
		0	Other	- -				
		8	No action required	- -	-	-	-	
1.3	EXTERIOR FINISHES (STUCCO)	1	Patch and repair	m^2				
		2	Replace	m^2				
		0	Other	- -				
		8	No action required	- -	-	-	-	
1.4	FRAME OR BACK-UP WALL	1	Repair and adjust	m^2				
		2	Replace sheathing	m^2				
		3	Replace wall	m^2				
		0	Other	- -				
		8	No action required	- -	-	-	-	

URGENCY RATING is the year when the actions are required within the next 5 years; an action which is immediately required should be given an urgency rating of 1.

REASON CODES: 1 - Correct health and safety
2 - Restore structural soundness
3 - Prevent hazards or maintain soundness
4 - Other

BUILDING EXTERIOR

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS						INSTRUCTIONS
		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
1	EXTERIOR WALLS (Cont'd)							
1.5	INSULATION AND VAPOUR BARRIERS	1	Adjust	m^2				Problems with insulation and vapour barriers could result in cold spots, moisture damage or discolouration appearing on the inner wall surface. Because of difficulties in accessing insulation and vapour barriers, problems would have to be significant to justify action. However, if repairs are required to interior or exterior wall finishes, these repairs may provide opportunities for access. The inspectors should assume that when insulation replacement is necessary, insulation with the currently required R-Value will be installed, except where this cannot be incorporated in the structure, in which case, allow for the maximum insulation that can be accommodated. In cases where the existing insulation does not require replacement but has an R-value below the currently required level, record the need for additional insulation.
		2	Replace	m^2				
		0	Other	- -				
		9	Add insulation	m^2				
		8	No action required	- -	-	-	-	
1.6	FLASHINGS	1	Repair					
		2	Replace					
		9	Add, if none present					
		8	No action required	- -	-	-	-	

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BUILDING EXTERIOR

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS						INSTRUCTIONS
		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
1	EXTERIOR WALLS (Cont'd)							
1.7	WOOD AND METAL TRIMS	1	Replace	m^2				Includes trims around doors, windows, and at angles and intersections.
		0	Other	- -				
		8	No action required	- -	-	-	-	
1.8	CAULKING	1	Cut out and recaulk	m				Includes caulking around doors, windows and at junctions of different finsihes.
		9	Add if none present					
		0	Other	- -				
		8	No action required	- -	-	-	-	
	Rate the condition of the surface (cladding) of the exterior walls (e.g., in terms of wear, paint condition cracks, rotting wood, crumbling material, holes, etc.). NA 1 2 3 4 5 6 7 8 --- -- - + ++ +++ (total resurfacing needed) (top condition)			Rate the structural soundness of the exterior walls on the basis of large cracks, settling, loose bricks, leaning, buckling, etc.). NA 1 2 3 4 5 6 7 8 --- -- - + ++ +++ (immediate attention) (top condition)				

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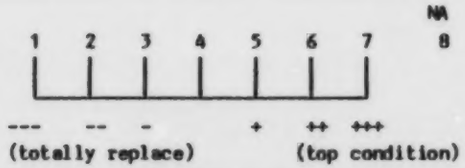
BUILDING EXTERIOR

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS: DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	INSTRUCTIONS
2	ATTACHED STRUCTURES							
2.1	PORCHES	1	Repair	- -				Repair/replacement costs should include both structural and finishing components.
		2	Replace	- -				
		8	No action required	- -	-	-	-	
2.2	STEPS AND LANDINGS	1	Repair	- -				
		2	Replace	- -				
		0	Other	- -				
		8	No action required	- -	-	-	-	
2.3	RAILINGS AND BALUSTRADES	1	Repair	- -				
		2	Replace	- -				
		0	Other	- -				
		8	No action required	- -	-	-	-	
2.4	ATTACHED GARAGE	1	Repair					
		2	Remove					
		3	Replace					
		8	No action required					
	Provide a general rating of the condition of all exterior porches, steps, landings and other attached structures (e.g., in terms of evidence of hazards, unsoundness, deterioration, mission stairs, handrails, etc.).							



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4 - Other

BUILDING EXTERIOR

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS						INSTRUCTIONS
		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
3	WINDOWS							
3.1	WINDOW UNITS	1	Replace/replace weatherstripping	#				In the case of semi-detached and row buildings, the inspection should be limited to the portion associated with the unit sampled for inspection.
		2	Repair/replace glazing	#				
		3	Repair window unit	#				
		4	Replace complete window unit	#	-	-	-	
		8	No action required	- -				
3.2	EXTERIOR SILLS	1	Repair	- -				Examine windows for:
		2	Replace	m				- rotting of wood components
		8	No action required	- -	-	-	-	- water damage at sills
3.3	SCREENS	1	Repair	- -				- warped sashes
		2	Replace	m^2				- poor weatherstripping, glass sealant and caulking
		9	Add screens	m^2				- need for paint or stain
		8	No action required	- -	-	-	-	If defects can be repaired so that windows are functionally sound and weathertight this should be the choice made in this segment of the survey.
								A closer look at the condition of windows will be possible during the inspection of the building common areas and/or sampled unit.
								The costing of additional screens is only to be included if they are required by local or provincial code.

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BUILDING EXTERIOR

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS						INSTRUCTIONS
			DESCRIPTION (CIRCLE ONE ACTION ONLY)	QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
4	EXTERIOR DOORS							
4.1	ENTRANCE DOORS	1	Repair					In the case of semi-detached and row buildings, the inspection should be limited to the portion associated with the unit sampled for inspection.
		2	Replace					
		0	Other	- -				
		8	No action required	- -	-	-	-	Examine doors for:
4.2	STORM DOORS	1	Repair	- -				
		2	Replace	#				- excessive warping
		8	No action required	- -	-	-	-	- rotting wood frames and thresholds
								- poor weatherstripping and caulking
4.3	PATIO DOORS	1	Repair					- malfunctioning hardware
		2	Replace					
		0	Other	- -				Entrance doors from attached garage should be examined with respect to an effective gas seal and closing devise.
		8	No action required	- -	-	-	-	
	Based on the exterior visual inspection of the frame, sash, sills and glass, provide an overall rating of the condition of all doors and windows (consider evidence of broken glass, peeling paint, bare and rotting wood, cracks, etc. and their weatherproofness (Presence of weatherstripping, storm doors, tightness of fit).							As with windows, choose to repair doors if they can be made functionally sound and airtight.

NA

1 2 3 4 5 6 7 8

--- -- - + ++ +++

(totally replace) (top condition)

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REASON CODES: 1 - Correct health and safety
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3 - Prevent hazards or maintain soundness
4 - Other

BUILDING EXTERIOR

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS				URGENCY YEARS	REASON CODE	INSTRUCTIONS
		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS			
5	PARTY WALLS AND ACOUSTIC INSULATION							
5.1	PARTY WALLS (MULTIPLE UNITS ONLY)	1	Repair section of wall	m^2				In the case of semi-detached and row buildings, the inspection should be limited to the portion associated with the unit sampled for inspection. This element only deals with the structural protions of walls and any special provisions for sound and fire insulation. As the structure and acoustic insulation in party walls are not visible, conclusions on thier need for repair are dependent upon defects being reflected in the condition of surface finishes. If severe problems exist, these are likely to be known to the occupant. Opportunities to inspect party walls between dwellings may be limited to those in "sampled" dwelling unit.
		2	Replace section of wall	m^2				
		3	Other	- -				
		8	No action required	- -	-	-	-	

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REASON CODES: 1 - Correct health and safety
2 - Restore structural soundness
3 - Prevent hazards or maintain soundness
4 - Other

BUILDING EXTERIOR

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS							INSTRUCTIONS
			DESCRIPTION (CIRCLE ONE ACTION ONLY)	QUANTITY MEASUREMENT		TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
6	ROOFS								
6.1	STRUCTURE AND SHEATHING	1	Replace roof sheathing		m^2				In the case of semi-detached and row buildings, the inspection should be limited to the portion associated with the unit sampled for inspection. Wood frame roofs could have defects resulting from poor design or workmanship, or from water damage.
		2	Replace individual structural members	-	-				
		3	Replace complete roof structure		m^2				
		0	Other	-	-				
		8	No action required	-	-	-	-	-	
6.2	ROOF COVERING AND FLASHINGS	1	Patch/repair		m^2				In examining roof coverings the inspector should identify immediate repair needs and also assess when the coverings will need to be completely replaced. If the membranes of built-up roofs are not cracked or brittle, and the insulation is not waterlogged, then it should be feasible to patch and repair. The additional cost of repairing or replacing flashings should be incorporated when assessing the condition of roof surfaces.
		2	Replace		m^2				
		8	No action required	-	-	-	-	-	

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4 - Other

BUILDING EXTERIOR

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS						INSTRUCTIONS
			DESCRIPTION (CIRCLE ONE ACTION ONLY)	QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
6	ROOFS (Cont'd)							
6.3	INSULATION AND VAPOUR BARRIER	1	Correct defects	- -				Insulation in attic and joist spaces should not require actions, except in the case of water damage. Insulation between the roofing and deck can become waterlogged and, if so, it should be replaced when re-roofing is carried out. The inspectors should assume that when insulation replacement is necessary, insulation with the currently required R-Value will be installed, except where this cannot be incorporated in the structure, in which case, allow for the maximum insulation that can be accommodated. In cases where the existing insulation does not require replacement but has an R-value below the currently required level, record the need for additional insulation. If more than 60 per cent of the roof drainage system is non-functional it will probably be less expensive to replace the whole system.
		9	Add insulation	m^2				
		8	No action required	- -	-	-	-	
6.4	ROOF DRAINAGE	1	Repair	- -				
		2	Replace	- -				
		8	No action required	- -	-	-	-	
6.5	ROOF VENTS	1	Replace	m				
		0	Other	- -				
		9	Add if required	- -	-	-	-	
		8	No action required					
	Provide a general rating of the roof's surface condition on the basis of a visual examination of the sheathing and covering material (e.g., in terms of loose or missing material, damaged shingles). 1 2 3 4 5 6 7 NA 8 --- -- - + ++ +++ (totally resurface) (top condition)			Rate the roof structure (excluding soffits and fascia) from an examination of the roof line (ridge) and shape (e.g., in terms of sagging/buckling/rot). 1 2 3 4 5 6 7 NA 8 --- -- - + ++ +++ (very unsound, replace) (top condition)				

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FOUNDATIONS

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS							INSTRUCTIONS
		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT		TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
7	FOUNDATIONS								
7.1	FOUNDATION WALLS (CONCRETE)	1	Repair cracks		m				In the case of semi-detached and row buildings, the inspection should be limited to the portion associated with the unit sampled for inspection.
		2	Underpin wall		m				
		3	Replace wall		m^2				
		0	Other	-	-				Cracking of foundation walls and beams may occur due to:
		8	No action required	-	-	-	-	-	
7.2	FOUNDATION WALLS (PWF)	1	Repair						- concentrations of stress at window openings;
		2	Replace members						
		0	Other						- differential settlement or heaving in some clay soils, due to extreme drying or saturation;
		8	No action required	-	-	-	-		
7.3	FOUNDATIONS (PADS)	1	Repair						- frost heaving, if the adjacent space is unheated.
		2	Replace						
		0	Other	-	-				Moisture penetration may result from cracks, inadequate damproofing or defective foundation drainage.
		8	No action required	-	-	-	-	-	
7.4	GRADE BEAMS	1	Repair cracks		m				Generally, cracks can be repaired satisfactorily, however, in severe cases of settlement, buckling or wall displacement it may be necessary to replace or underpin all or part of the foundation.
		2	Underpin beam		m				
		3	Replace beam		m				
		0	Other	-	-				
		8	No action required	-	-	-	-	-	

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4 - Other

FOUNDATIONS

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS						INSTRUCTIONS
		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
7	FOUNDATIONS (Cont'd)							
7.5	DAMPROOFING/WATERPROOFING	1	Re-coat damproofing	m^2				The inspectors should assume that when insulation replacement is necessary, insulation with the currently required R-value will be installed, except where this cannot be incorporated in the structure, in which case, allow for the maximum insulation that can be accommodated. In cases where there is no insulation present, or the existing insulation does not require replacement but has an R-Value below the currently required level, record the need for additional insulation. Perimeter/clay tiles perimeter/perforated pipes will not be observable, however, the project escort may be able to provide information on their condition and need for repair or replacement. If no assessment of replacement needs can be made, the inspectors should nevertheless look for signs of problems with the foundation drainage. The Inspectors should circle "9" for "Non-observable" and indicate whether or not there are signs of problems.
		2	Renew waterproofing					
		0	Other	- -				
		8	No action required	- -	-	-	-	
7.6	FOUNDATION INSULATION	1	Replace damaged batts	m^2				
		0	Other	- -				
		9	Add insulation	- -	-	-	-	
		8	No action required	m^2				
7.7	FOUNDATION DRAINAGE	1	Replace defective tile or pipe	-				
		0	Other	- -				
		9	Non-observable	- -				
		8	No action required	- -	-	-	-	

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FOUNDATIONS

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS						INSTRUCTIONS
		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
8	CRAWL SPACE							
8.1	GROUND COVER	1	Patch/repair	m^2				In the case of semi-detached and row buildings. The inspection should be limited to the portion associated with the unit sampled for inspection.
		2	Replace	m^2				
		0	Other	- -				
		8	No action required	- -	-	-	-	
8.2	CRAWL SPACE INSULATION	1	Replace defective batts	m^2				Problems that may be encountered with a crawl space include:
		0	Other	- -				
		9	Add insulation	- -				- excessive moisture due to a defective or inadequate ground cover or poor ventilation (if crawl space is unheated)
		8	No action required	m^2	-	-	-	- a cold floor above the crawl space due to defective or inadequate insulation
8.3	VENTILATION	1	Adjust/repair vents	#				If ventilation to unheated crawl spaces is inadequate, circle "9" for "Additions" and indicate the number of additional vents to be installed and their cost.
		2	Replace defective vents	#				
		0	Other	- -				
		9	Install additional vents	- -				
		8	No action required ents	- -	-	-	-	
	Provide a general rating of the structure of the exterior foundation walls or posts based on evidence of cracks, crumbling, holes, etc. NA: 1 2 3 4 5 6 7 8 --- -- - + ++ +++ (attention needed) (top condition)			Rate the structural condition of the interior foundation walls on the basis of evidence of cracks crumbling, etc. NA: 1 2 3 4 5 6 7 87 --- -- - + ++ +++ (totally replace) (top condition)				

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BUILDING INTERIOR

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS							INSTRUCTIONS
			DESCRIPTION (CIRCLE ONE ACTION ONLY)	QUANTITY MEASUREMENT		TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
9	SLABS-ON-GROUND (INCLUDING BASEMENT FLOORS)								
		1	Repair cracks		m				Defects in slabs will usually be limited to cracks which can be easily repaired. However, in some cases there may be significant sagging, heaving or moisture penetration which would justify replacing all or part of the slab. If problems are being caused by water pressure, it may be necessary to introduce underfloor drainage.
		2	Replace slab		m^2				
		0	Other	-	-				
		8	No action required	-	-	-	-	-	
	Rate the condition of the basement floor (excluding waterproofness) on the basis of evidence of cracks, buckling, deteriorated material, etc. (If not a true basement, circle not applicable). 1 2 3 4 5 6 7 NA 8 --- -- - + ++ +++ (totally replace) (top condition)								

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BUILDING INTERIOR

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS				URGENCY YEARS	REASON CODE	INSTRUCTIONS
		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS			
10	SUMP PUMPS AND FLOOR DRAINS (Cont'd)							
10.1	FLOOR DRAINS	1	Replace	#				Floor drains that are badly rusted or cracked should be replaced.
		0	Other	- -				
		9	Add if required and none present	- -	-	-	-	
		8	No action required					
10.2	SUMP PUMPS	1	Recondition	#				Sump pumps that are proving to be unreliable should be reconditioned or replaced.
		2	Recondition including motor replacement	#				
		3	Replace	#				
		8	No action required	- -	-	-	-	

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BUILDING INTERIOR

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS							
			DESCRIPTION (CIRCLE ONE ACTION ONLY)	QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	INSTRUCTIONS
11	SUSPENDED FLOORS (JOISTS & SUB FLOOR)							
		1	Replace sub-floor	m^2				Floor structures in wood framed buildings may be unduly springy or may sag. This may be due to inadequate or defective joists or problems with edge and intermediate supports. In some cases wood floors may be affected by moisture damage.
		2	Replace individual joists	- -				
		3	Replace intermediate supporting beams and columns	- -				
		4	Replace complete floor structure	m^2				
		0	Other	- -				
		8	No action required	- -	-	-	-	
12	PARTITION WALLS/STRUCTURE							
		1	Repair section of walls	m^2				Party walls are dealth with separately in Element 5.
		2	Replace section of walls	m^2				
		0	Other	- -				
		8	No action required	- -	-	-	-	
	On the basis of a visual inspection rate the structural soundness of the floors and partition walls above the basement for this dwelling unit. Consider evidence such as movement, buckling, sloping, sagging, loose jointing etc. in making your decision.							

NA

1 2 3 4 5 6 7 8

--- -- - + ++ +++

(totally replace) (top condition)

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BUILDING INTERIOR

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS							INSTRUCTIONS
			DESCRIPTION (CIRCLE ONE ACTION ONLY)	QUANTITY MEASUREMENT		TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
13	SURFACE FINISHES								
13.1	FLOOR FINISHES	1	Repair and/or patch		m^2				It is assumed that cleaning will be carried out under normal maintenance activities. For carpeting and resilient flooring, it may be appropriate to provide information on immediate repair needs and also information on when total replacement is likely to be necessary. Replacement would be justified where: - carpet is severely stained, worn or damaged and introducing matching patches is not feasible - resilient flooring is cracked, worn and significant portions are missing - hardwood flooring is buckled or warped, or is severely splintered
		2	Replace		m^2				
		8	No action required	-	-	-	-	-	
	On the basis of a visual inspection of the surface condition of the floors, for this dwelling unit provide a summary rating of the floors above the basement. 1 2 3 4 5 6 7 NA 8 --- -- - + ++ +++ (totally replace) (top condition)								
13.2	BASES (BASEBOARDS)	1	Repair	-	-				
		2	Replace	-	-				
		8	No action required	-	-	-	-	-	

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BUILDING INTERIOR

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS							INSTRUCTIONS
			DESCRIPTION (CIRCLE ONE ACTION ONLY)	QUANTITY MEASUREMENT		TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
13	SURFACE FINISHES (Cont'd)								
13.3	WALL FINISHES (LIVING AREAS)	1	Paint only		m^2				Most cracks, holes and stains can be remedied by patching and refinishing the walls or ceilings. Replacement of parts of wall finishes may be required in cases of: -defects in structural walls -moisture damage -extensive damage due to fire or vandalism
		2	Patch surface and paint		m^2				
		3	Replace surface and paint		m^2				
		8	No action required	-	-	-	-	-	
13.4	WALL FINISHES (BATHROOMS, INCLUDING TUB/SHOWER ENCLOSURES)	1	Patch surface and paint						
		2	Repair ceramic tile or surround						
		3	Replace with tub surround						
		8	No action required						
13.5	CEILING FINISHES	1	Paint only		m^2				Replacement of parts of ceiling finishes may be required in cases of: -structural damage -extensive water staining and/or moisture saturation -extensive damage due to fire or vandalism
		2	Patch and paint		m^2				
		3	Replace surface and paint		m^2				
		8	No action required	-	-	-	-	-	
	On the basis of a visual inspection of the interior wall and ceiling surfaces of this dwelling unit provide a summary condition rating. Consider factors such as peeling paint/wallpaper, fallen plaster, sagging, holes, small cracks , bulging, leaning, etc. in making your assessment. 1 2 3 4 5 6 7 NA 8 --- -- - + ++ +++ (totally replace) (top condition)								

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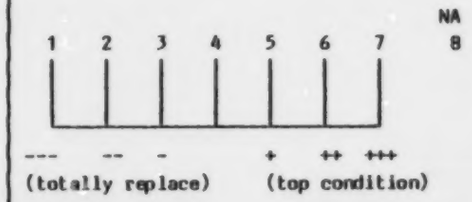
BUILDING INTERIOR

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS						INSTRUCTIONS
			DESCRIPTION (CIRCLE ONE ACTION ONLY)	QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
14	INTERIOR DOORS							
14.1	ROOM AND CORRIDOR DOORS	1	Repair door and/or frame	#				Examine doors for:
		2	Replace hardware	#				
		3	Replace door and/or frame	#				-excessive warping
		8	No action required	- -	-	-	-	-malfunctioning hardware
		9	Add if required and none present					-damaged/loose frames and trim
14.2	CLOSET DOORS	1	Repair door and/or frame	#				
		2	Replace hardware	#				
		3	Replace door and/or frame	#				
		8	No action required	- -	-	-	-	
		9	Add if required and none present					

On the basis of a visual inspection of the interior doors in this dwelling unit, provide a summary condition rating. Consider factors such as surfaces, hardwar and operation.



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BUILDING INTERIOR

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		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
15	CABINETS							
15.1	KITCHEN CABINETS	1	Replace counter tops	m				
		2	Replace doors and fronts	m				
		3	Replace complete units	m				
		0	Other	- -				
		9	Add if required and none present	- -	-	-	-	
		8	No action required					
15.2	VANITIES/MEDICINE CABINETS	1	Repair	- -				
		2	Replace	- -				
		9	Add if required and none present	- -	-	-	-	
		8	No action required					
	1 2 3 4 5 6 7 --- -- - + ++ +++ (totally replace) (top condition)	NA 8	On the basis of a visual inspection of the kitchen cabinets and bathroom vanities in the dwelling, provide a summary conditions rating. Consider factors such as surface, structure, hardware and operation.					
16	CLOSETS							
		1	Repair/replace	- -				
		8	No action required	- -	-	-	-	
		9	Add if required and none present					

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BUILDING INTERIOR

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		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS			
17	APPLIANCES (PROGRAM SUPPLIED)							
17.1	RANGE/STOVE	1 Repair 2 Replace 8 No action required		# -	-	-	-	Only program supplied appliances are to be assessed for operating condition. Installation of all appliances is covered under plumbing, electrical and ventilation elements.
17.2	REFRIGERATOR	1 Repair 2 Replace 8 No action required		# -	-	-	-	
17.3	WASHER	1 Repair 2 Replace 8 No action required		# -	-	-	-	
17.4	DRYER	1 Repair 2 Replace 8 No action required		# -	-	-	-	

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BUILDING INTERIOR

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			DESCRIPTION (CIRCLE ONE ACTION ONLY)	QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
18	STAIRCASES ETC.							
18.1	STAIR STRUCTURES	1	Repair	- -				Treads and risers must not be excessively worn so as to constitute a hazard. Handrails and balustrades must be in sound condition and securely anchored.
		2	Replace	- # of treads				
		8	No action required	- -	-	-	-	
18.2	FINISHES TO TREADS/RISERS	1	Repair	- -				
		2	Replace	# of treads				
		8	No action required	- -	-	-	-	
18.3	WALL HANDRAILS/ BALUSTRADES	1	Repair/reset	m				
		2	Replace	m				
		8	No action required	- -	-	-	-	
	On the basis of a technical inspection of all the interior stairs for this dwelling unit provide a general rating. Consider factors such as structural and surface conditions as they relate to safety, as well as the condition of the treads, risers and balustrades in making your assessment. 1 2 3 4 5 6 7 NA 8 --- -- - + ++ +++ (totally replace) (top condition)							

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BUILDING SERVICES

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		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS			
19	PLUMBING FIXTURES							
19.1	KITCHEN SINK	1	Replace/repair fittings	#				If fixtures are badly chipped or cracked, or the enamel is significantly eroded, it will probably be more economical to replace rather than recondition them (e.g. through touch-up enamel treatements).
		2	Recondition fixture	#				
		3	Replace fixture	#				
		8	No action required	- -	-	-	-	
19.2	BATH	1	Replace/repair fittings	#				
		2	Recondition fixture	#				
		3	Replace fixture	#				
		8	No action required	- -	-	-	-	
19.3	BATH WITH SHOWER HEAD	1	Replace/repair fittings	#				
		2	Recondition fixture	#				
		3	Replace fixture	#				
		8	No action required	- -	-	-	-	
19.4	SHOWER STALLS	1	Replace/repair fittings	#				
		2	Recondition fixture	#				
		3	Replace fixture	#				
		8	No action required	- -	-	-	-	
19.5	WASH SINKS (LAVATORY BASINS)	1	Replace/repair fittings	#				
		2	Recondition fixture	#				
		3	Replace fixture	#				
		8	No action required	- -	-	-	-	

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BUILDING SERVICES

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		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	INSTRUCTIONS
19	PLUMBING FIXTURES (Cont'd)							
19.6	TOILET	1	Replace/repair fittings	#				
		2	Recondition fixture	#				
		3	Replace fixture	#				
		8	No action required					
19.7	LAUNDRY TUB	1	Replace/repair fittings	#				
		2	Recondition fixture	#				
		3	Replace fixture	#				
20	PLUMBING SERVICES	8	No action required	- -	-	-	-	
20.1	HOT AND COLD WATER SUPPLY PIPES	1	Replace pipe	m				
		2	Repair pipe	m				
		0	Other	- -				
		8	No action required	- -	-	-	-	
20.2	SANITARY WASTE PIPES	1	Replace pipe	m				
		2	Repair pipe					
		0	Other	- -				
		8	No action required	- -	-	-	-	
20.3	WASHER/DISHWASHER INSTALLATION	1	Repair					
		2	Replace					
		0	Other					
		9	Add if required and not present					
		8	No action required					

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BUILDING SERVICES

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		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
20.4	SEPTIC TANK/TILE FIELD	1	Replace tank					Assessment of septic system to be based on information from occupant and evidence of smells, puddling and other observations.
		2	Replace field					
		3	Replace tank and field					
		4	Pump out tank					
		0	Other	- -				
		8	No action required	- -	-	-	-	
	On the basis of an inspection of the pipes visible in the house, rate the overall condition of the water pipes and water supply system (including waste and stack). Consider evidence of corrosion, leaks, deterioriation, etc., and the presence of S or U joints in making your rating. 1 2 3 4 5 6 7 NA 8 --- -- - + ++ +++ (totally replace) (top condition)			On the basis of an inspection of the plumbing fixtures in the house, (or, the dwelling unit, if a multiple unit structure) rate the overall condition of the plumbing fixtures. 1 2 3 4 5 6 7 NA 8 --- -- - + ++ +++ (totally replace) (top condition)				
21	GAS SUPPLY IN UNIT							
		1	Replace piping (Estimate Only)	- -				
		2	Replace meter	#				
		0	Other	- -				
		8	No action required	- -	-	-	-	

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BUILDING SERVICES

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			DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
22	DOMESTIC HOT WATER SOURCE INDIVIDUAL UNIT SYSTEM								
22.1	HEATING/STORAGE SYSTEM	1	Replace/repair components	- -					
		2	Replace entire system	- -					
		0	Other	- -					
		8	No action required	- -		-	-	-	
22.2	FLUE FOR GAS OR OIL DOMESTIC HOT WATER HEATER	1	Repair	- -					
		2	Replace	■					
		8	No action required	- -		-	-	-	
23	SPACE HEATING-INDIVIDUAL UNIT SYSTEM								
23.1	HEATING SUPPLY (FURNACE/SPACE HEATER/ BASEBOARDS)	1	Minor reconditioning	- -					Major reconditioning is intended to cover repairs which involve replacement of major components such as burners, fireboxes or boiler sections.
		2	Major reconditioning	- -					
		3	Replace furnace	- -					
		8	No action required	- -		-	-	-	
23.2	FUEL STORAGE	1	Minor reconditioning	- -					
		2	Major reconditioning	- -					
		3	Replace	- -					
		8	No action required	- -		-	-	-	
23.3	CHIMNEY/FLUE	1	Repair	- -					
		2	Replace	■					
		0	Other						
		8	No action required	- -		-	-	-	

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BUILDING SERVICES

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		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
24	HEATING-INDIVIDUAL UNIT SYSTEM (Cont'd)							
24.4	HEAT DISTRIBUTION/OUTLETS	1	Repair	- -				
		2	Replace	%				
		0	Other	- -				
		8	No action required	- -	-	-	-	
	On the basis of a technical inspection, rate the overall condition of the furnace in terms of operability (consider the fire pot, safety leaks in damper, flue seals, etc.), and burner cpacity. 1 2 3 4 5 6 7 NA 8 --- -- - + ++ +++ (replacement needed) (top condition)			Rate the overall condition of the heat distribution system (including ductwork, pipes, convectors, space heaters, radiators, registers, electrical baseboards etc.) 1 2 3 4 5 6 7 NA 8 --- -- - + ++ +++ (extremely poor) (top condition)				

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BUILDING SERVICES

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS							INSTRUCTIONS
			DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
25	VENTILATION								
25.1	KITCHEN FAN AND DUCTWORK	1	Replace ductwork		m				
		2	Replace fan		#				
		0	Other	-	-				
		9	Add if none present	-	-	-	-	-	
		8	No action required						
25.2	BATHROOM/WASHROOM FAN & DUCTWORK	1	Replace ductwork		m				
		2	Replace fan		#				
		0	Other	-	-				
		9	Add if none present	-	-	-	-	-	
		8	No action required						
25.3	VARIOUS VENTS (E.G. FOR DRYER, COMBUSTION AIR, ETC.)	1	Repair/replace	-	-				
		9	Add if none present	-	-	-	-	-	
		8	No action required						
	1 2 3 4 5 6 7 --- -- - + ++ +++ (totally replace) (top condition)	NA 8	On the basis of evidence of moisture problems and a visual inspection of the ventilation equipment provide a summary rating of the ventilation in the dwelling. Consider type, condition, location and evidence of moisture problems.						

URGENCY RATING is the year when the actions are required within the next 5 years; an action which is immediately required should be given an urgency rating of 1.

REASON CODES: 1 - Correct health and safety
2 - Restore structural soundness
3 - Prevent hazards or maintain soundness
4 - Other

BUILDING SERVICES

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS				URGENCY YEARS	REASON CODE	INSTRUCTIONS
		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS			
26	ELECTRICAL							
26.1	SERVICE ENTRY	1	Repair	- -				
		2	Replace	- -				
		0	Other	- -	-	-	-	
		8	No action required					
26.2	PANEL BOARD	1	Repair					
		2	Replace	#				
		0	Other	- -				
		8	No action required	- -	-	-	-	
26.3	WIRING IN UNIT	1	Repair					Aluminum wiring should be considered acceptable if properly installed and connectors meet CSA requirements.
		2	Replace	%	-	-	-	
		0	Other	- -				The replacement connectors should be dealt with under "Other".
		8	No action required	- -				
27	LIGHTING FIXTURES							
		1	Repair					
		2	Replace	#				
		0	Other	- -				
		8	No action required	- -	-	-	-	

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BUILDING SERVICES

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			DESCRIPTION (CIRCLE ONE ACTION ONLY)	QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	INSTRUCTIONS
	Rate the overall condition of the electrical system. Consider fire and safety factors as well as performance in making your assessment. 1 2 3 4 5 6 7 NA 8 --- -- - + ++ +++ (totally replace) (top condition)							
28	FIRE SAFETY							
28.1	SMOKE ALARMS	1 2 0 9 8	Repair Replace Other Add if required No action required					
28.2	FIRE SEPARATION (CHIMNEYS, FLUES, FIXTURES)	1 2 0 9 8	Repair Replace Other Add if none present No action required					

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BUILDING SERVICES

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		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
29	FIREPLACE							
29.1	FIREBOX, DAMPERS, ETC.	1	Repair	- -				
		2	Rebuild	- -				
		8	No action required	- -	-	-	-	
29.2	CHIMNEY	1	Repair	- -				Repair includes re-pointing of masonry or repairing individual sections or fittings if metal.
		2	Re-line chimney	m				
		3	Re-build chimney	m				
		8	No action required	- -	-	-	-	
29.3	HEARTH, SURROUND AND MANTEL	1	Repair	- -				Suitable fireproof hearth or surrouding material should be provided in front of fireplace.
		2	Replace	- -				
		9	Add if none present	- -	-	-	-	
		8	No action required					

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BUILDING SERVICES

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			DESCRIPTION (CIRCLE ONE ACTION ONLY)	QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
30	WOODSTOVE								
30.1	FIREBOX	1	Recondition	- -					
		2	Replace	- -					
		8	No action required	- -	-	-	-		
30.2	CHIMNEY	1	Repair	- -					Repair includes re-pointing masonry chimney of repairing individual sections of fittings if metal.
		2	Re-line chimney	m					
		3	Re-build chimney	m					
		8	No action required	- -	-	-	-		
30.3	HEARTH	1	Repair	- -					Suitable fireproof material behind and below stove should be provided.
		2	Replace	- -					
		9	Add if none present	- -	-	-	-		
		8	No action required						

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SITEWORKS

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS							
		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	INSTRUCTIONS
31	DRIVEWAYS							
		1	Repair cracks, holes	m^2				Repair or resurfacing of gravel, asphalt and concrete driveways is preferable to replacement, unless the surface is unstable due to major cracks or an eroding sub-base.
		2	Resurface	m^2				
		3	Replace	m^2				
		0	Other	- -				
		8	No action required	- -	-	-	-	
32	PATHS							
		1	Repair cracks, holes, pavers	m^2				
		2	Resurface	m^2				
		3	Replace	m^2				
		0	Other	- -				
		8	No action required	- -	-	-	-	

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SITEWORKS

ELEMENT: SUB-ELEMENT		REPAIR/REPLACEMENT ACTIONS						INSTRUCTIONS
		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
33	WALLS AND FENCES							
33.1	FENCES AND SCREENS	1	Repair	- -				
		2	Replace	m				
		0	Other	- -				
		8	No action required	- -	-	-	-	
33.2	RETAINING WALLS	1	Repair	- -				
		2	Replace	m				
		0	Other	- -				
		9	Add if required and if not provided	- -	-	-	-	
		8	No action required					
34	LOT							
		1	Minimum Clean-up					
		2	Major Clean-up					
		0	Other	- -				
		8	No action required	- -	-	-	-	

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SITEWORKS

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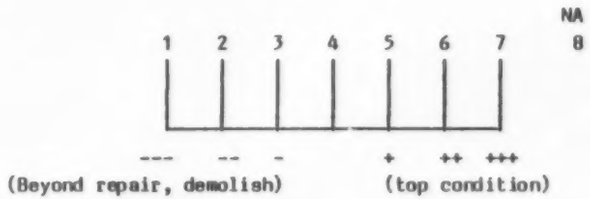
		DESCRIPTION (CIRCLE ONE ACTION ONLY)		QUANTITY MEASUREMENT	TOTAL COST INCLUDE ALL LABOUR AND MATERIALS	URGENCY YEARS	REASON CODE	
35	SITE DRAINAGE							
		1	Regrade to eliminate drainage problems	m				
		2	Repair sub-surface drains	m				
		9	Install new sub-surface drains	- -	-	-	-	
		8	No action required					
	Based on a visual inspection of the dwelling site, provide a summary rating of the site. Consider conditions/presence of driveways, paths, cleanliness and general upkeep.							



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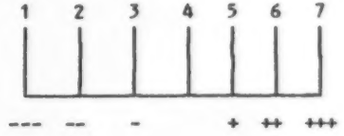
SUMMARY RATINGS OF UNITS

(TO BE COMPLETED ONLY AT THE END OF THE UNIT INSPECTION)

1. HOW WOULD YOU RATE THE OVERALL CONDITION OF THIS UNIT ON THE BASIS OF YOUR INSPECTION OF ITS STRUCTURAL AND SURFACE CONDITIONS?



(BEYOND REPAIR, DEMOLISH) (TOP CONDITION)

WHERE A RATING OF 4 MEANS THAT OVERALL THE UNIT MINIMALLY MEETS THE NHA MINIMUM PROPERTY STANDARDS FOR EXISTING RESIDENTIAL BUILDINGS.

(TO BE COMPLETED ONLY AT THE END OF THE UNIT INSPECTION)

2. IS THIS DWELLING IN NEED OF ANY REPAIRS? (DO NOT INCLUDE DESIRABLE REMODELLING, ADDITIONS, CONVERSIONS OR ENERGY IMPROVEMENTS)

SELECT ONE CATEGORY ONLY BY CIRCLING THE NUMBER CORRESPONDING TO THE APPROPRIATE ANSWER.

YES, MAJOR REPAIRS ARE NEEDED. (TO CORRECT, FOR EXAMPLE, CORRODED PIPES, DAMAGED ELECTRICAL WIRING, SAGGING FLOORS, BULGING WALLS, DAMP WALLS AND CEILINGS, CRUMBLING FOUNDATION, ROTTING PORCHES AND STEPS) 1

YES, MINOR REPAIRS ARE NEEDED (TO CORRECT, FOR EXAMPLE, SMALL CRACKS IN INTERIOR WALLS AND CEILINGS, BROKEN LIGHT FIXTURES AND SWITCHES, LEAKING SINK, CRACKED OR BROKEN WINDOW PANES, SOME MISSING SHINGLES OR SIDING, SOME PEELING PAINT) 2

NO, ONLY REGULAR MAINTENANCE IS NEEDED (FOR EXAMPLE, PAINTING, LEAKING FAUCETS, CLOGGED GUTTERS OR EAVESTROUGHS) 3

SUMMARY RATINGS OF UNITS

3. BASED ON YOUR INSPECTION AND THE OVERALL CONDITION OF THIS UNIT, WHAT ACTIONS WOULD YOU RECOMMEND? (REGARDLESS OF EXISTING PROGRAM OPTIONS OR GUIDELINES).

   SELECT ONE CATEGORY ONLY BY CIRCLING THE NUMBER CORRESPONDING TO THE ANSWER

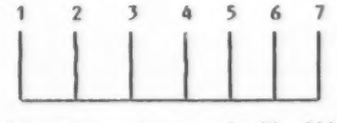
   NO ACTIONS REQUIRED BEYOND REGULAR MAINTENANCE 1

   CARRY OUT ALL REPAIRS REQUIRED TO BRING UNIT UP TO STANDARD 2

   PATCH-UP BY DOING SOME WORK BUT NOT WORTHWILE TRYING TO BRING UNIT UP TO STANDARD 3

   REPLACE UNIT IMMEDIATELY WITH A NEW UNIT AS IT IS BEYOND REPAIR 4

4. ON THE BASIS OF EVIDENCE DRAWN FROM YOUR INSPECTION OF THIS UNIT, HOW WOULD YOU RATE THE GENERAL QUALITY OF MAINTENANCE PRACTICES?



5. ON THE BASIS OF YOUR INSPECTION OF THIS UNIT, WHAT IS THE MAJOR DETERMINING FACTOR FOR ITS CONDITION? (CHOOSE THE MOST IMPORTANT REASON ONLY)

   MAINTENANCE PRACTICES 1

   CROWDING 2

   AFFORDABILITY 3

   UNIT DESIGN 4

   CONSTRUCTION QUALITY 5

   OTHER 6
   SPECIFY: _____

6. HOW DOES THIS UNIT COMPARE WITH THE LOCAL COMMUNITY NORMS?

   ABOVE COMMUNITY 1

   SAME AS COMMUNITY 2

   BELOW COMMUNITY 3